

V. LAND CLASSIFICATION SYSTEM

A. Introduction

As provided for in Subchapter 7B of the North Carolina Administrative Code, March 6, 1996, a land classification system has been developed as a means of assisting Kill Devil Hills in the implementation of land use policies adopted herein. Delineation of land classes on the land classification map allows the Town to specify areas where certain policies apply. The land classification system is intended to be supported and complemented by zoning, subdivision and other local growth management tools and these local tools should be consistent with the classification system as much as possible.

The land classification system provides a framework to be used by the Town to identify the present and future use of all lands. As such, the land classification system is a tool to help implement policies. The designation of land classes allows the Town to illustrate its policy statements as to where and to what density it wants growth to occur and where it wants to conserve natural and cultural resources by guiding growth.

SOURCE: North Carolina Administrative Code (03/06/96).

Land suitability constraints including physical limitations for development, (hazard areas, soil limitations, water sources, etc.), areas of environmental concern and fragile areas, and areas with resource potential influenced the designation of areas in the land classification system because development is and will be impacted, negated or accelerated by such factors.

B. Land Classifications

The land classification system can include seven basic classes and various subclasses. The basic classes include developed, urban transition, limited transition, community, rural, rural with services, and conservation. The Town has identified and mapped four classes of land uses. See MAP 8. Chapter 21, Zoning of the Town Code and the land classification system must complement each other and be used in unison to guide growth and development in Kill Devil Hills. In the paragraphs that follow, the development patterns in and those planned (zoned) for various areas are discussed. The classes are described as follows:

1. Developed